

APPROVED JANUARY 14, 2026
LANDSCAPE AND FACILITIES COMMITTEE MEETING
DECEMBER 10, 2025
MINUTES

PRESENT: Paul Schnetzky, Garry Walker, Jon Pardoll, Bruce Garrison, Max Allen, Leslie Friedman, Bob Carneiro (Committee Members)
Karen Jones (General Manager)
Sean Gorenstein (Facilities Manager)
Lee, Johnny (SDL)

ABSENT: None

HOMEOWNER COMMENTS

Not included as part of the Minutes.

CALL TO ORDER

Mr. Garrison, Chair, called the meeting to order at 9:00 am. A quorum was confirmed with seven (7) members in attendance.

MINUTES – November 12, 2025

Corrections will be made as requested, and the Minutes will be resubmitted for file.

MOTION by Mr. Pardoll, second by Mr. Carneiro, to approve the minutes of the November 12, 2025, meeting. Carried unanimously.

SDL – REPORTS

Landscape Maintenance Report: November reports from SDL included in the Committee packet for review and discussion, with clarification provided as requested.

Water Consumption History Report: November reports included in the Committee packet for review and discussion with clarification provided as requested.

UNFINISHED BUSINESS

LRP Update: Survey results will be presented next month.

Vistas Perimeter Fence Project Update: Review and discussion of three (3) formal proposal presented.

MOTION by Mr. Schnetzky, second by Mr. Allen, to approve the proposal from SDL for \$89,000.00 with a ten percent (10%) contingency. The concrete work will be removed from the proposal. Carried unanimously.

Motion by Mr. Schnetzky, second by Mr. Carneiro, to approve the proposal from CAL Pools for \$45,546.00 with a ten percent (10%) contingency. Carried unanimously.

Union Hills Xeriscape: Review and discussion on the proposal from SDL.

Lakeview Rd Xeriscape Discussion: Review and discussion on the proposal from SDL. Committee members requested to meet with SDL at the site to review the proposal, specifically discussing trees, turf and a start and stop for the first phase.

NEW BUSINESS

Facilities Usage Report: The Report from October 27, 2025, through November 23, 2025, was included in the Committee binders for review and discussion.

Fitness Center Exterior West Wall Discussion: Discussion and review on Fitness Center Exterior West Wall. Ms. Jones informed the Committee that the Fitness Center Exterior Wall will need to be replaced next year, and Mr. Gorenstein will be working on proposals.

MANAGER – REPORTS

Facilities Manager Report: November reports included in the Committee packet for review and discussion with clarification provided as requested.

FOR THE GOOD OF THE ORDER

None

The next Meeting is scheduled for Wednesday, January 14, 2025, 9:00 a.m., at the FALC.

ADJOURN

With no objection the meeting was adjourned at 10:40 am.

Barbara Peot
Minute Keeper